

Friends of the Coyote Valley Greenbelt (FROGs)
Statement to the CVSP Task Force
May 9, 2005

Subject: Agenda Item 3. Draft Phasing Objectives and Logistical Requirements

The Friends of the Coyote Valley Greenbelt recognize the need to grapple with the complexities of phasing the growth in the Coyote Valley, and most particularly, we are interested in how greenbelt development can be achieved as urban development occurs. These comments relate to the memorandum submitted by Co-chairs Gonzalez and Williams (Exhibit B) and to the Draft Phasing Objectives in Exhibit C.

1. We concur with the additions of the bulleted text in items 1 and 2 of Attachment I to the Memorandum regarding the importance of the greenbelt and its boundaries.
2. We support the first sentence of item 14, Attachment I. However, we do not support the approach described in the bullet statement which appears to require each individual developer to seek an individual landowner from whom to purchase fee title or an easement in the greenbelt. This does not allow for strategic purchase of coordinated parcels that can be aggregated into a working greenbelt. We suggest, instead, that mitigation for loss of agriculture should entail an appropriate fee structure for contributions to a greenbelt fund that could be administered by an entity agreed to by the city and the county, such as a Joint Powers Authority or similar body. This allows purchase from willing sellers in a coordinated program that creates a greenbelt and provides supportive functions that allow the program to thrive.
3. In keeping with the item above, we also would suggest changes in Attachment II. The total acreage suitable for fee title or easement purchase should be determined in advance, as part of the process for determining the fee structure. The details covered in item 3 and accompanying note 1 might be one way of determining land suitability, but the details should not be specified at this time.
4. Item 4 of Attachment II appears to deny affordable housing developers access to the normal City funding that is essential to financing very low and low income housing. If so, and the deep subsidies required for such housing are to be financed along with all the other costs assessed against Coyote Valley developers, we are concerned that less funding will be available for greenbelt purposes.
5. In Exhibit C, bullet 11, we concur that each phase of urban development should include an increment of progress in creating the greenbelt. A determined amount of greenbelt should be secured before the next phase of the urban area can proceed. The greenbelt fund should be producing results, so that full purchase of land or easements of the predetermined acreage in the greenbelt is complete when the build-out of the CVSP is complete.

We recognize that these documents and today's discussion are the beginning of one of the more difficult aspects of the planning process for the Coyote Valley, and that much work remains. The Friends of the Coyote Valley Greenbelt appreciate this opportunity to comment and to remain involved in the discussion as it proceeds.